STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Renfrew Baptist Church by its Deacons

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, P. O. Box 485, Travelers Rest, SC 29690

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due and payable according to the terms of a note executed of even date herewith and incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or tract of land situate, lying and being near Travelers Rest, in the County of Greenville, State of South Carolina, being more fully shown and designated on plat entitled "Property of Abney Mills, Renfrew Plant, Greenville County, South Carolina" dated January, 1980, prepared by Dalton & Neves Company, Engineers and recorded in Plat Book 8-U, at page 79 in the Office of the Register of Mesne Conveyances for Greenville County, which said plat of survey is incorporated herein by reference and made part and parcel hereof. According to said plat of survey, the within described property is located at the Northwestern corner of the intersection of U. S. Highway No. 276 and Church Street and is described as follows:

BEGINNING at an iron pin located at the Northwestern corner of the intersection of U. S. Highway No. 276 and Church Street, thence along Church Street S. 8-45 E. 35 feet to an iron pin; thence S. 40-39 W. 105.8 feet, along Church Street to an iron pin; thence S. 30-57 W. 29.3 feet along Church Street to an iron pin; thence S. 53-47 W. 414.5 feet along Church Street to an iron pin where Church Street intersects with Park Street; thence along Park Street N. 50-23 W. 427.9 feet, to an iron pin; thence along Park Street N. 43-32 W. 86.42 feet, to a spike where Park Street intersects with Renfrew Street; thence along Renfrew Street N. 48-16 E. 218.8 feet to an iron pin; thence along Renfrew Street N. 64-10 E. 343.1 feet to an iron pin which marks the intersection of Renfrew Street with the Southern right-of-way of U. S. Highway No. 276; thence along the southern right-of-way of U. S. Highway No. 276; thence along the southern of Beginning.

THE within described property is bounded as follows: on the Northeast by U. S. Highway No. 276; on the Southeast by Church Street; on the Southwest by Park Street; and on the Northwest by Renfrew Street. According to said plat of survey the said tract of land hereinabove described contains 6.393 facres, more or less.

THIS property is subject to all existing easements and rights-of-way for streets, roads, drains, railroads and utilities, of record or in place, including any acquired by prescription, and is specifically shown on the aforementioned plat.

Together with all and singular rights, members, hereditiments, and apportenances to the same belonging in any way incident or appertinging, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fintures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fintures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its hoirs, successive and assigns, forever.

The Modgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all hers and encumbrances except as provided berein. The Modgagor further covenants to warrant and forever defend all and singular the said premises unto the Modgagor forever, from and against the Modgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.